



Northcot, Livesey Road, Ludlow, SY8 1EZ
Offers In The Region Of £400,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Northcot, Livesey Road Ludlow

Welcome to Northcot, an elegant semi-detached family home located in one of Ludlow's most desirable residential areas, just a short walk from the town centre. This substantial property offers versatile living spaces, perfect for both families and professionals, with many character features, Northcot is instantly welcoming.

The original part of the property is believed to be Edwardian, this well presented home offers a harmonious blend of traditional charm and modern comforts. Northcot is a property of outstanding character, perfect for families or those seeking an elegant lifestyle in a thriving market town.

FEATURES

- Semi-Detached Family Home
- Some Modernisation Required
- 4 Bedrooms, 3 Reception Rooms
- 2 Bathrooms
- Kitchen and Utility Area
- Character Features Throughout
- Near Town Centre Location
- Enclosed Garden
- Viewing Essential

Material Information

Offers In The Region Of £400,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: E (51)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Introduction

Northcot represents a rare opportunity to acquire a characterful, well-maintained property in one of Ludlow's most sought-after residential areas. Early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

Property Description

Upon entering Northcot, you are greeted by a welcoming entrance hall, leading to a bright and spacious living room, with exposed wooden floorboards, feature fireplace, high ceilings with decorative coving and window to front aspect. Requiring some updating, the traditional kitchen is the heart of the home, featuring cabinet storage, worktops inset sink unit and window to rear aspect. The adjacent dining room offers ample space for dining, with French doors that open to the living room. A convenient utility room and a downstairs modern shower room add to the practicality of this home. The sitting room features a fireplace inset wood burning stove, built-in cupboards and window to front aspect.

The first floor boasts four generously-sized bedrooms, arranged around a family bathroom with suite in white comprising roll-top bath, shower enclosure, traditional wash hand basin and W.C. Each bedroom enjoys plenty of natural light along with an open landing. A spacious loft room on the second floor is accessed via bedroom 3, this versatile space offers flexible options for use as bedrooms, a home office, or guest accommodation.

Outside

The property enjoys a large, enclosed garden, perfect for outdoor activities and summer dining. Requiring some maintenance, the garden offers a mix of lawn, shrubbery, and a patio area.

Location

Ludlow is renowned for its medieval architecture, vibrant market, and excellent restaurants, making it a sought-after location for families and professionals alike. The property benefits from excellent transport links, with Ludlow Train Station providing direct services to Shrewsbury and Hereford, and the A49 offering easy road access to the M54 and beyond. The area is served by highly-rated schools and local amenities, including independent shops, cafés, and supermarkets. For outdoor enthusiasts, the nearby Mortimer Forest and Shropshire Hills offer breathtaking countryside walks and activities.

Broadband Speeds

Estimated Broadband Speeds: - Basic 16 Mbps | Superfast 80 Mbps | Ultrafast 1000 Mbps

Services

We understand the property benefits from mains electricity, mains water, mains drainage and gas central heating.

Local Authority

Shropshire Council

Council Tax Band: C

Tenure

We understand the property is freehold.





Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 + VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

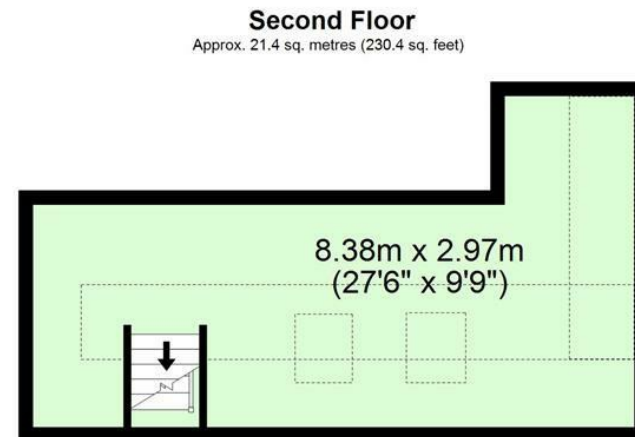
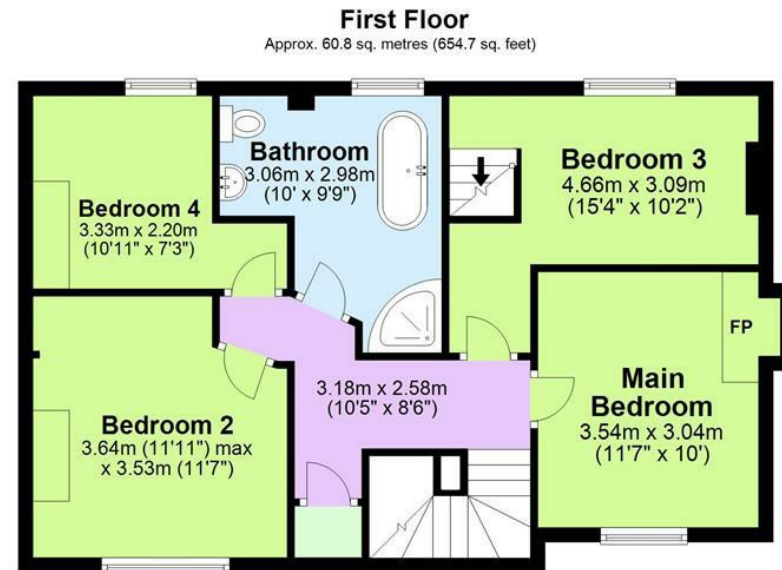


DIRECTIONS

Head west out of Ludlow on Gravel Hill, continue along the road and take the right turn onto St Julian's Avenue. Follow the road as it bears left and becomes Livesey Road, Nortcot will be at the end of the road on your left hand side.







Total area: approx. 164.8 sq. metres (1773.6 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE